



# Council On Affordable Housing

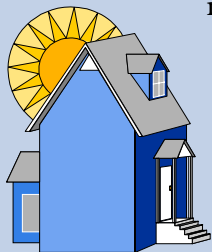
## NEWSLETTER

January ■ 2000

### Certification Deadline Date Approaches

To receive the benefit of a six-year certification, any municipality considering substantive certification to address a second round (1987-1999) obligation has to file its housing element and fair share plan with the Council on Affordable Housing (COAH) together with a resolution from the planning board adopting the plan and a resolution of the governing body endorsing the plan and petitioning COAH by June 6, 2000.

If the petition is filed after June 6, 2000, the municipality may only be eligible to receive substantive certification for less than six years. This certification will expire one year after COAH adopts its third round methodology and rules.



*Contact  
the COAH  
planner  
assigned  
to your  
county  
for more  
information.*

### COAH Certifies Three Municipalities

At the Council on Affordable Housing's (COAH) January 5, 2000 meeting, three municipalities received final substantive certification of their housing elements and fair share plans: South Orange Village Township, Essex County; Lopatcong Township, Warren County, and Andover Township, Sussex County.

**South Orange Village Township** reduced its second round (1987-1999) 182-unit cumulative obligation to 47 units through credits and reductions totaling 135 units, consisting of three prior cycle credits, 14 credits in four group homes, 14 rental bonuses, 32 new construction credits, a 30-unit regional contribution agreement (RCA) with Orange Township City and 42 rehabilitated units. The township will address its 47-unit fair share obligation through an existing housing rehabilitation program.

**Lopatcong Township** received conditional substantive certification on October 6, 1999. The township reduced its second round obligation of 105 units to 43 units with prior cycle credits for 40 Housing and Urban Development (HUD) Section 202 age-restricted units and an inclusionary development yielding 22 affordable units. Lopatcong's certified plan addresses the 43-unit fair share obligation with a housing rehabilitation program.

**Andover Township** also received conditional substantive certification on October 6, 1999. The certified plan addresses the township's second round 76-unit fair share obligation by zoning at six units per acre with a 20 percent setaside plus a bonus density of 10 units per acre and a 15 percent setaside for rental development.

### COAH Monitoring Reports Due

The Council on Affordable Housing (COAH) has sent annual monitoring forms to every municipality that has filed a housing element and fair share plan (plan) with COAH. The monitoring forms were also sent to any municipality that has received a judgment of compliance and repose from the court that

requires the municipality to report its progress to COAH.

These forms must be completed and returned to COAH no later than February 15, 2000. All questions related to the completion and timely submittal of these forms should be directed to Kathleen McGlinchy at (609) 292-1097.



Visit Us At Our Web Site: <http://www.state.nj.us/dca/coah>



## Staff Changes Shift COAH Planners' County Assignments

Due to recent changes in the Council on Affordable Housing's (COAH) planning staff, such as Mary Beth Lonergan's promotion to supervising planner and new staff members, the county assignments have been shifted.

### **Kate Butler**

is responsible for Mercer, Hunterdon and Camden counties (609-292-4338; [kbutler@dca.state.nj.us](mailto:kbutler@dca.state.nj.us)).

### **Ray Chang**

will handle Middlesex, Monmouth and Gloucester counties (609-292-6383; [rchang@dca.state.nj.us](mailto:rchang@dca.state.nj.us)).

### **James Cordingley**

is responsible for Cape May, Cumberland, Passaic and Salem counties (609-292-1547; [jcordingley@dca.state.nj.us](mailto:jcordingley@dca.state.nj.us)).

### **Monica Etz**

covers Burlington, Ocean and Somerset counties (609-292-4646; [metz@dca.state.nj.us](mailto:metz@dca.state.nj.us)).

### **Keith Henderson**

handles Atlantic, Bergen and Hudson counties (609-292-4523; [khenderson@dca.state.nj.us](mailto:khenderson@dca.state.nj.us)).

### **Sean Thompson**

works with Essex, Morris, Sussex, Union and Warren counties (609-292-1716; [sthompson@dca.state.nj.us](mailto:sthompson@dca.state.nj.us)).

### **Mary Beth Lonergan**

supervising planner, (609-984-4584; [mblonergan@dca.state.nj.us](mailto:mblonergan@dca.state.nj.us))

## Y2K Tax Credits

The New Jersey Housing and Mortgage Finance Agency (HMFA) is gearing up for this year's round of applications for the nine percent Federal Low Income Tax Credit Program. Proposed changes to HMFA's regulations regarding applications for these tax credits may be found in the January 18, 2000 issue of the New Jersey Register or at [www.state.nj.us/dca/hmfa/txcredit](http://www.state.nj.us/dca/hmfa/txcredit), HMFA's web site. Some of the proposed changes concern COAH and court ordered obligations, a density bonus and release of Balanced Housing funds. HMFA has scheduled a public hearing on these proposed changes for January 24, 2000 at HMFA.

Applications for the nine percent tax credit are due by March 23, 2000. Applicants with questions regarding the process may arrange for a pre-application meeting with HMFA staff between February 22 and March 20, 2000. Tax credit recipients will be announced on or around June 16, 2000.

For additional information and/or an application packet, interested developers may call Marty Bershtein at (609) 278-7579, Debra Urban at (609) 278-7577, Michael Knab at (609) 278-7576 or Tony Tozzi at (609) 278-7530 at HMFA.

## Q & A

**Question:** May a bonus development fee be imposed on all "d" variances?

**Answer:** *No. Only "d" variances that result in an increase in the permitted residential density [N.J.S.A. 40:55D-70d (5)] or an increase in the permitted floor area ratio (FAR) [N.J.S.A. 40:55D-70d (4)] may incur a bonus development fee of up to six percent rather than a development fee of one half of one percent or one percent, respectively.*



N.J. Council on Affordable Housing  
101 South Broad Street  
PO Box 813  
Trenton, NJ 08625-0813  
(609) 292-3000

FIRST CLASS MAIL  
US POSTAGE  
PAID  
Trenton, NJ  
Permit No. 21